

## PLANNING & ZONING COMMISSION

December 30, 2011

TO: Vern E. Carlson, Chairman  
Alternate

Edward M. Homa,

Douglas E. Roberts, Vice Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Theresa Ranciato-Viele

Richard E. Wilson, Alternate

### **REMINDER**

There will be a meeting of the Planning & Zoning Commission on Monday, January 9, 2012, at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 p.m., to consider the following applications:

### **AGENDA**

#### **EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation and proposed settlement in Spring Road Development, LLC, et al. v. Town of North Haven Planning & Zoning Commission, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation and proposed settlement in Spring Road Development, LLC, et al. v. Town of North Haven Planning and Zoning Commission.

#### **PUBLIC HEARINGS:**

1. #P11-31 Continuation of the Resubdivision Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, for 6 (six) lots relative to 19 & 51 Patten Road, (Map 56, Lots 20 & 21). Plan Entitled: Property Topographic Survey, Property of Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, 19 & 51 Patten Road – North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-10, rev. 09/14/11. Scale 1" = 50'. R-40 Zoning District.

2. #P11-33S Continuation of the Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.
3. #P11-34S Special Permit Application (as authorized by Section 4.4.1.38) of ARC of Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative to 154 State Street (Map 58, Lot 101). Plan Entitled: Site Plan & Coastal Area Management Plan, Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.
4. #P11-35S Special Permit Location/Certificate of Location (as authorized by Section 8.10.1), of Samuel E. Gardner, Architect, Applicant, Broadway Medical Assoc., Inc., Owner, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Bellini's Italian Cuizine & Pizza Restaurant, 2 Broadway Plaza, North Haven, CT. Prepared by Gregg Wies & Gardner Architects. Dated July 5, 2011, rev. November 8, 2011. No Scale. CA-20 Zoning District.

**SITE PLANS:**

5. #P11-33 Continuation of the Site Plan Permit Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.
6. #P11-34 Site Plan Application of ARC of Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative To 154 State Street (Map 58, Lot 101). Plan Entitled: Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.
7. #P11-36 Site Plan Application of LN56 Associates, LLC, Owner and Applicant, relative to 39 State Street, (Map 66, Lot 27). Plan Entitled: Property Located At #39 State Street, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 9/17/2011, rev. 12/5/11. Scale 1" = 20'. IL-30 Zoning District.

8. #P11-37 Site Plan Application of, Sovran Acquisition, L.P., Owner and Applicant, relative to 30 Stillman Road, (Map 66, Lot 93). Plan Entitled: Property Located at #30 Stillman Road, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 8/19/11, rev. 12/5/11. Scale 1" = 30'. IL-80 Zoning District.
9. #P11-38 Site Plan Application of Wilbert Vault, Ray Popsie, Applicant, Branco, Inc., Owner, relative to 222 Universal Drive, (Map 6, Lot 2). Plan Entitled: Property Map, Land Now or Formerly Branco, Inc., 222 Universal Drive, North Haven, Connecticut, Prepared by Decarlo & Doll, Inc. Dated June 21, 1991, rev. 7/15/91. Scale 1" = 40'. IL-30 Zoning District.
10. #P11-38A CAM Application of Wilbert Vault, Ray Popsie, Applicant, Branco, Inc., Owner, relative to 222 Universal Drive, (Map 6, Lot 2). Plan Entitled: Property Map, Land Now or Formerly Branco, Inc., 222 Universal Drive, North Haven, Connecticut, Prepared by Decarlo & Doll, Inc. Dated June 21, 1991, rev. 7/15/91. Scale 1" = 40'. IL-30 Zoning District.
11. #P11-39 Site Plan Application of North Haven Fair Association, Owner and Applicant, relative to 290 Washington Avenue, (Map 80, Lots 12, 13, 16, 18, 19, 20, 21, 22 & 23). Plan Entitled: Properties Located At Washington Avenue & Fairlawn Drive, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 10/19/11, rev. 12/7/11. Scale 1" = 50'. CB-40/R-12 Zoning Districts.
12. #P11-40 Site Plan Application of Colvest/North Haven, LLC, Owner and Applicant, relative to 162-176 Washington Avenue, (Map 73, Lot 25). Plan Entitled: Site Plan, Proposed Drive-thru Window, Prepared by MBA Engineering, Inc. Dated December 8, 2011. Scale 1" = 20'. CB-40/R-12 Zoning Districts.

**OTHER:** - Bee Regulation  
- 432 Washington Avenue - Modifications

**CEASE & DESIST ORDERS:** - 480 Valley Service Road

**DELIBERATION SESSION:** #P11-36, 39 State Street  
#P11-37, 30 Stillman Road  
#P11-38, 222 Universal Drive  
#P11-38A, 222 Universal Drive  
#P11-39, 290 Washington Avenue  
#P11-40, 162-176 Washington Avenue

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BONDS:** - None

**CHANGE OF USE:** - None

**CORRESPONDENCE:** - Connecticut Federation of Planning and Zoning Agencies, Quarterly  
Newsletter, Fall 2011

**MINUTES:** - December 5, 2011

**ADJOURN:**